Capital Markets

American Association of Port Authorities Commissioners Seminar

June 26-28, 2012 | Montreal, Quebec, Canada

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AAPA American Association of Port Authorities

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Ports Have Always Been the Most Private of Public Enterprises

North American Landlord Ports

- Prince Rupert
- Vancouver
- Seattle
- Portland
- Oakland
- Hueneme
- Los Angeles
- Long Beach
- San Diego
- Galveston
- Mobile
- Tampa
- Miami
- Everglades
- Jacksonville
- Baltimore
- New York
- Halifax
- Montreal
- Tacoma

The value of the location is in the business enterprise

- Who owns the business?
- Who owns the revenues?
- Operating ports are valued much higher than landlord ports

North American Operating Ports

- Houston
- Charleston
- Savannah
- Virginia (partial)

The value of the location is in the business enterprise

Credit vs. Revenue

- If a Port has the revenue (historic), it has credit
- Port can borrow at very low rates - tax exempt in the U.S.
- The downturn has affected landlord credit everywhere
- Project financing is all about reducing uncertainties
  - Firm contracts
  - Carrier commitments

Going Concern Credit vs. Project Finance

Private Sector Participation

- Interest in Having the Private Sector Participate in the Project or Terminal
  - Authority may not want to take the risk with their existing revenues
  - Authority may not have the existing revenue, nor the credit
  - The revenues may be too uncertain, and therefore the risk may be too great to get additional credit
- Private Sector Resources
  - The private sector has credit
  - The revenue case must be compelling and should cover debt service plus a decent return on their equity
- There is Private Sector demand for Port Exposure
  - Infrastructure funds
  - Operators
  - Carriers

Interested Infrastructure Funds, Operators, and Carriers

	Infrastructure Funds	Operators	Carriers
Potential Partners	Highstar/ Ports America, GSIP/ Carrix, Carlyle, Brookfield, Ontario Teachers/ GCT, Fortress	Highstar/ Ports America, GSIP/ Carrix, Ontario Teachers/ GCT, Maher Terminals, DPW	
Source of assets	Pension funds	Family-owned platforms acquired by infrastructure funds	
Preferred Investment Level	Minimum of \$100mm, preferred \$300mm+	Minimum of \$100mm, preferred \$300mm+	
Interest in Sector	Interest is high	Interest is high	Low appetite for contractual commitments Maersk made an attempt
Preferences	Prefers negotiated transactions; term of investment varies	Prefers negotiated transactions; term of investment varies	

Private Sector Participation Diversifies Risk Away From Port

Greenfield vs. Existing Business

- Greenfield Container Terminals bear many high risks
  - Without contracted volume, market risk is too high
  - With contracted volume, credit risk is carrier-driven
  - Funds have not stepped up to Greenfield opportunities
- Expanding existing facilities in proven gateways does work
  - Oakland, Baltimore proved well the premise
    - Lower available (going concern) credit in most ports
    - Expansion only creates increased competition for other terminal operators in the gateway
  - For operating Ports any partial concession cannibalizes the business
    - VPA

Concessions to Private Sector Participants can be a Successful Alternative to Traditional Public Funding

Government Subsidies are Decreasing

Federal US Subsidies have Changed to Loans

- Other than RRIF for rail elements, TIFIA has not been available to the Port Sector
- States and counties are putting pressure on ports to take away existing tax subsidies
  - VPA – Gas Tax
  - Seattle – Prop Tax
  - Houston, probably no more bond elections

Canadian Government subsidies center around Gateway developments and Plan Nord

- Oil, gas, and minerals rule the day
- Plan Nord - $500 mm

IOC Mining Company terminal at the Port in Sept- Îles, Quebec

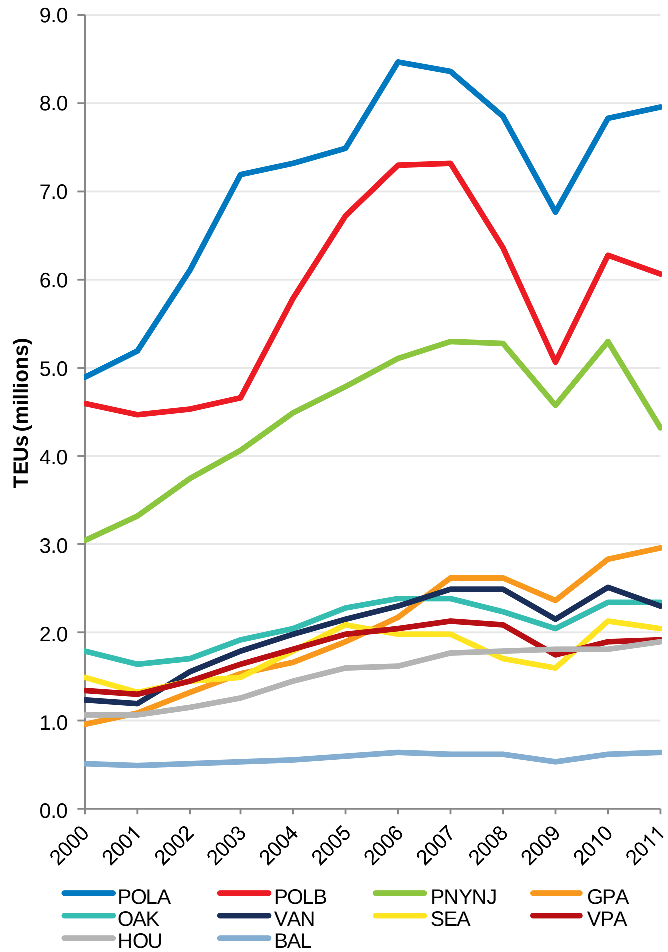
Source: Quebec Mining Association

Projects are less likely to receive Government support going forward

There is Higher Risk in Container Terminals Recently

- Carriers are hurting
  - NOL stated last week that 5% of the world's fleet has been "parked"
  - Carriers will move containers for a price
    - Grand Alliance to Tacoma
    - COSCO to Prince Rupert before that
    - T-18's credit premise was that containers will continue to move through the Seattle gateway and that a certain amount of terminal capacity was always necessary in Seattle
      - No longer the premise
      - When Seattle volumes are down SSA / GS also competing against other Seattle terminals
- Funds are very concerned about risks in container ports
  - Volumes down 40% in some gateways during the recession
  - Carriers and BCO's have assessed alternative gateways
    - Costs and distance – LA / LB issues
    - Prince Rupert Worked
    - Rail Consolidation worked – RRs can guarantee delivery times

Historical Port Volume (million TEUs)



Traditional High Values in Container Terminals have changed and are more complex

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Many Government Sponsors are looking at their Port Gateway Assets

- North American Model is individual Silos
  - All compete on price
  - All compete for Gov't subsidies
  - All eventually gets passed on to Terminal Operators and Carriers as lower operating cost
- Ports Going Concern Credit has narrowed considerably in recent years
  - Many ports cannot meet the capital needs of their tenants
  - Many Ports are facing deteriorating infrastructure
- Governments are reviewing alternatives
  - Galveston
  - Chicago – scarce waterfront land
  - Delaware
    - Ability to "harvest" the asset's value
    - Shift of 100% of Cap Ex and Facility condition risk to private sector going forward
    - Opportunity to dramatically increase investment in the gateway immediately
      - Jobs & Economic development


Port of Galveston, TX

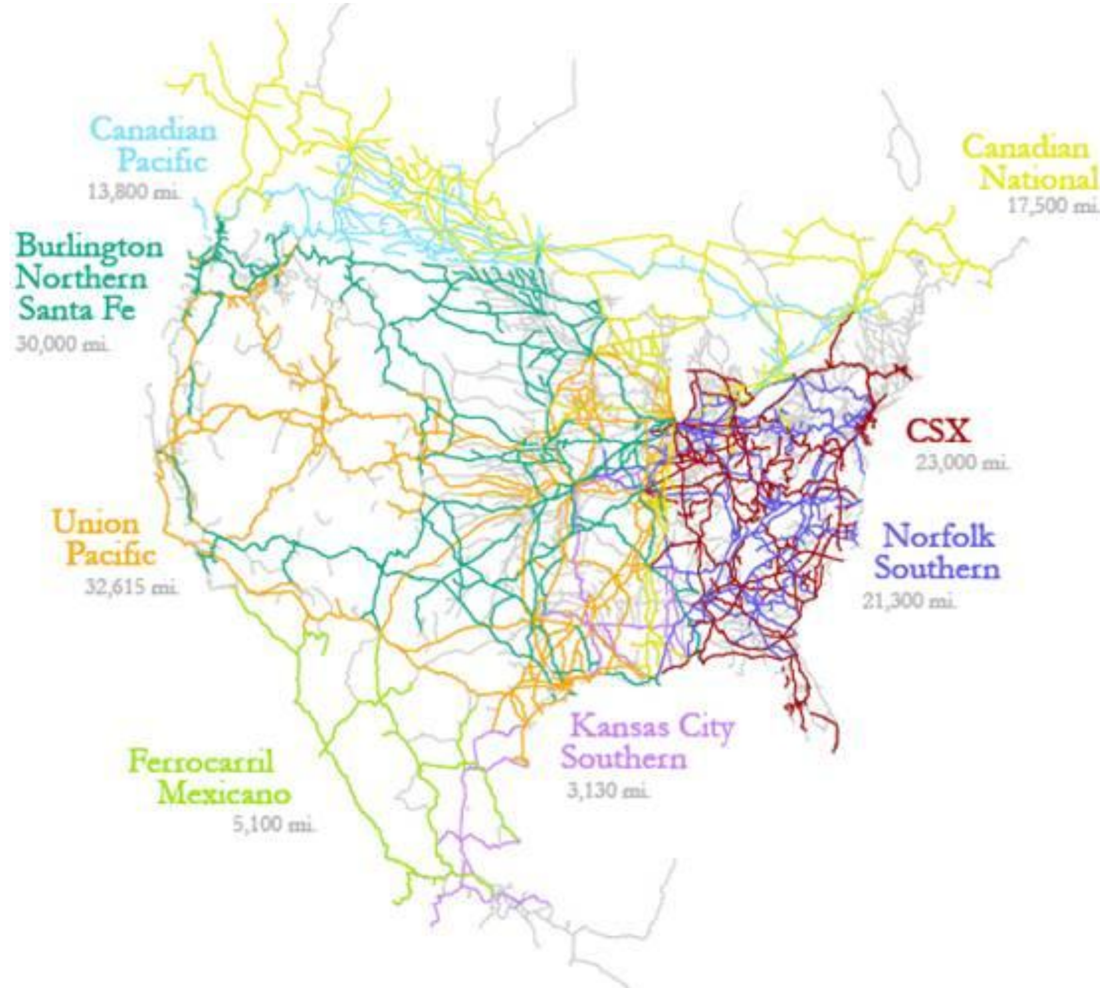

Port of Wilmington, DE

The Private Sector can change a Landlord Gateway Dramatically

Other Changes are Affecting North American Shipping Preferences

- Panama Canal will have some impact
  - No one can say until it happens
  - Pricing of the Canal
  - Larger Ships need to come online

- Railroad Consolidation has been very successful
  - Efficiencies and speed improvements
  - Service improvements
  - Prices have come down
  - Railroads have forced changes in shipping
    - Shipping on the Great Lakes is down
      - Seasonal
      - High Costs
    - Barge traffic down Mississippi is still competitive
    - Barge quantities are no longer necessary



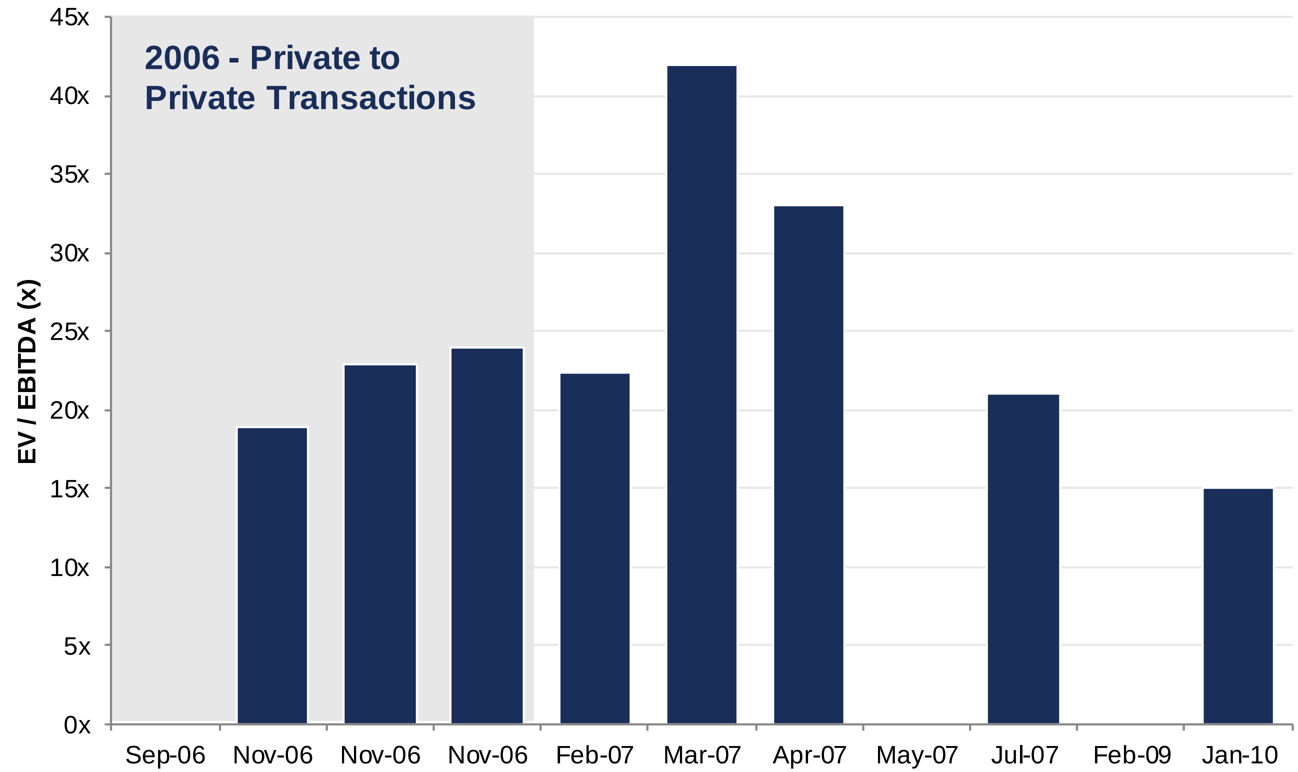
Source: Radicalcartography, Bill Rankin, 2005

The Industry is constantly changing as competitive pressures within modes and between modes changes – Which does and will affect credit available to various physical assets

Players are Changing

- Platforms are strapped and are still unburying from high value days
  - PortsAmerica
  - SSA/GS
  - Maher/Deutsche Bank
- Strategics are few and not interested in containers
- Many new funds still searching for operating arms
  - VPA interest (VIT)

Review of Notable Transactions | EV to EBITDA Multiples



Target	**40% in 6 Hanjin Term.**	**P&O No. America**	**Halterm**	**4 OOIL Terminals**	**80% Montreal Gateway**	**Maher**	**Amports**	**MTC**	**49% Carrix**	**Oakland B20-24**	**Baltimore's Seagirt**
Acquirer	Macquarie	Highstar	Macquarie	OTPP	Morgan Stanley	RREEF	Highstar	Highstar	Goldman IP	Highstar / PA	Highstar / PA

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Are there Global Sources for Hemispheric Port Funding?

Part I – Container Ports

- Landlord Container Ports
  - Demand is still high in certain operating platforms
  - Values/Price of the assets has changed given shift
  - Many Ports still undervalue their assets given their desire to trade market value for market share, favoring negotiated transactions with carriers
- Operating Ports are still the highest on the list
  - Face the cannibalization issue
  - VPA – Maersk

Container Terminals are still considered valuable assets by the private sector

Are there Global Sources for Hemispheric Port Funding?

Part II – Single Purpose Resource Ports

- Emerging Demand for Energy is driving high values and improved credit for such terminals / developments
  - Mostly in Canada and energy resource driven
    - Kitimat
    - Coal terminals (demand in US NW but great environmental opposition)
    - Jobs vs environmental
    - First Nations Issues in Canada
  - New Developments possible with throughput guarantees
    - Adriana
    - Arch Coal

Port of Kitimat, BC Wharf

Source: K.T. Industrial Development Society, Courtesy of Cambria Gordon

These developments could possibly be the largest movers in the space over the next decade

Are there Global Sources for Hemispheric Port Funding?

Part III – Bulk Ports

- Funds are focused on bulk terminals
- Strategics are focused on bulk terminals
  - Less volatility than containers
  - Rollups possible (to get size exposure to sector)

Source: Alabama State Port Authority

There is more demand than ever for port assets in all sectors – depending on price!

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